



1570 Wilmington Dr., Ste 200
DuPont, WA 98327
253-292-1132
NextHomeSouthSound.com

Thank you for considering a property with NextHome South Sound. Our rental criteria are guidelines for approving new tenants. Please speak with the property manager directly before applying as the move in date and any pets must be approved in advance. The application is for qualification purposes only and does not in any way guarantee that the applicant will be offered the property. No portable screenings will be accepted.

Please be prepared to pay the non-refundable \$40 per adult screening fee by credit card at the end of the application process. Every adult over age 18 must complete an application. Every applicant will also be required to provide a copy of a valid form of identification and proof of income.

Upon Application Approval: If your application is accurate, all supporting documents have been provided, and you have paid the application fee, it will be processed immediately. Processing typically takes one to three business days, depending on the responsiveness of your references. When you qualify, you must make arrangements to pay your holding fee within two business days. The property would continue to be marketed until a holding fee is received and the lease is signed by applicant. Management can cancel the approval if the Holding Fee is not received within 24 hours. Rent or pro-rated rent is charged beginning the date agreed upon in the lease.

NextHome South Sound Rental Criteria

Income Requirements:

- * Applicant must meet the gross monthly verifiable income requirement per property, located in marketing remarks.
- * Valid source must be provided (pay stubs for prior 30-day period, child support docs, 2 years' tax returns if self-employed, etc).
- * Ability to pay all deposits/fees within 24 hours of screening and rent in full, prior to move-in.
- * Co-signers must reside in Pierce/Thurston County and must meet Double the gross monthly verifiable income requirement.

Employment History:

- * Twelve (12) months of current and continuing employment.
- * Self-employed persons will need to show tax returns for 2 years and previous 2 months bank statements.

Rental History:

- * Twelve (12) months of verifiable rental history or home ownership.
- * No evictions or no outstanding money owed to a landlord or property manager or breaking of a lease.
- * Proper notice given to current or previous landlords and leaving prior rental properties in good condition with no pattern of complaints. Late payments may be cause for denial.
- * Verification from family and friends is not acceptable.

Credit Requirements:

- * Established credit history. No delinquent payments or past pattern of delinquency.
- * No un-discharged bankruptcies.
- * Certain credit and collection activity may result in application denial or increased security deposit.

Criminal Records:

* We will conduct a background check as part of our screening process, we do not decline potential tenants based solely on background checks, but it is a consideration we use to approve or decline tenants. Criminal convictions may result in the denial of your application.

I.D. Required:

* Each applicant 18 years of age and over will be required to produce a photo I.D.

Pets, if Allowed:

* An additional pet deposit is required. Additional criteria may apply.

Emotional Support/Service Animals:

* Proper documentation to verify reasonable accommodation and modification requests regarding a service animal or emotional support animal as defined by Washington State RCW 49.60.218

The above criteria are subject to change without notice. No portable screenings will be accepted. Certain rental history, credit conditions, may require higher security deposit and/or first and last months' rent. N participates in Experian RentBureau reporting of monthly tenant rental payment data. All approved tenants agree to have rent reported via Experian RentBureau.

Application fee: \$40.00